

## Planning & Development Linn County, Iowa

# **Building Division**

## **Detached Garage**

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## Information for one-story wood frame private garages accessory to one- and two-family dwellings.

**Planning & Zoning Division** 

Phone 892-5130

Fax 892-5155

- SITE PLAN Submit accurate site plan for review and approval, which includes:
  - Location of the proposed garage and any other buildings or structures on property
  - Distances from buildings and structures to property lines and to other buildings
  - ♦ Show easements, drainage, road right-of-way, well and septic system
  - If all Zoning requirements are met, Planning & Zoning will forward the approved site plan and zoning review to the Building Division. (Required prior to issuance of the building permit)
- Contact the Planning & Zoning Division for setback and other zoning requirements

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#### BUILDING PERMIT APPLICATION

- Submit two sets of building plans for review and approval <u>or</u>
- Fill out the information on the following pages of this form
- Building Permit fees are based on the area of the garage; call for permit fee estimates

#### LIMITATIONS

- A floating slab foundation as illustrated is limited to 1,250 square feet for one story
- Continuous frost footings minimum 8" wide and 42" below finished grade are required for any of the following conditions:
  - Detached garages exceeding 1,250 square feet and/or exceeding one story
  - H Garages attached to dwellings; ask for the information sheet on attached garages
  - Masonry veneer, concrete block walls and concrete walls
  - □ Garages with bathrooms
  - □ Garages constructed or converted for other uses (such as business or office use)

## ADDITIONAL PLANS AND INFORMATION REQUIRED FOR

- Gambrel roof or unconventional roof framing
- Attic storage area and/or stairs to storage area
- Any use other than a building accessory to one and two family dwellings

#### ADDITIONAL PERMITS REQUIRED

- Separate Electrical, Mechanical, and Plumbing Permits (when applicable) are required for work performed in these trades; for example:
  - H Electrical: If electrical is run to garage, at least one GFCI outlet, one inside lighting outlet and one lighting outlet on the exterior side of each service door are required
  - Mechanical: Suspended gas fired heater, gas piping or HVAC work
  - Plumbing: Installation of a sink, bathroom or other plumbing work
- Contractors licensed in the respective trade must obtain these permits and perform the work
- A homeowner may qualify to obtain a mechanical or plumbing permit and perform the respective work through testing. lowa law will not allow homeowners to perform electrical work on accessory buildings. Inquire at the Building Division.

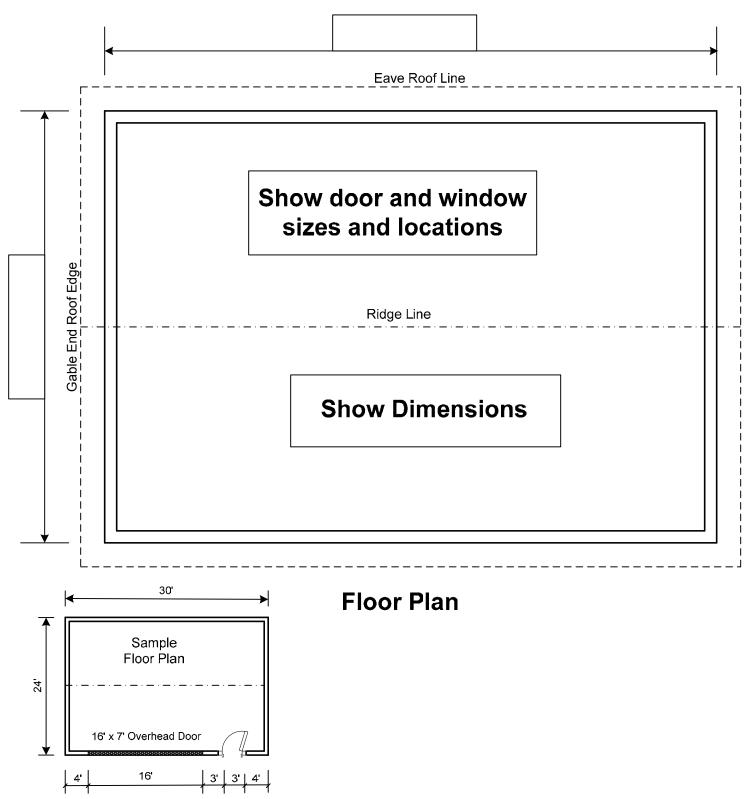
### Inspections Required

- Footings when excavation is complete and forms are set and before concrete is poured
- Rough Electrical, Mechanical, and Plumbing (when applicable)
- Rough Frame
- Final Inspection prior to occupancy, Certificate of Occupancy is required.

Linn County Planning & Development Detached Garage Guidelines
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Specification form for detached garage accessory to one- and two-family dwellings. Please provide the following information:

| <b>→</b>  | Size of New Garage _            | X<br>Length Widt  |  | Height  | _ Is this a      | n addition | ? □ Yes □ No                  |   |  |
|---|---------------------------------|---|--|---|------------------|------------|-------------------------------|---|--|
| → Wall Sheathing ☐ Plywood ☐ OSB (app                       |                                 |   | roved stru                                 | structural wo<br>ctural wood p  | panel)           |            |                               |   |  |
| <b>→</b>  | Wall Corner Bracing             |   | ☐ 4' at each corner ☐ Other bracing method |   |                  |            |                               |   |  |
| <b>→</b>  |                                 |   |  | ured wood trusses (copies of truss design required) ask for rafter information sheet and rafter tables) |                  |            |                               |   |  |
| → Roof Sheathing Size                                       |                                 | □ Plywood (approved structural wood panel) □ OSB (approved structural wood panel) □ 7/16" □ 1/2" □ 5/8" |  |   |                  |            |                               |   |  |
| <b>→</b>  | Eave Ice Protection (re         | equired to a point ☐ Self-adhe ☐ 2 layers n   | ring bitume                                | en  | felt underla     | yment      |                               |   |  |
| <b>→</b>  | Roofing Underlaymen             | nt Minimum #1   | 15 asphalt                                 | felt underlay   |                  |            |                               |   |  |
| → Roofing ☐ Asphalt/fiberglass shing ☐ Other roofing        |                                 |   |  |   | ngles (approved) |            |                               |   |  |
| <b>→</b>  | Wall Weather Barrier (required) | □ Approved house wrap □ #15 asphalt felt □ Other barrier  |  |   |                  |            |                               |   |  |
| <b>→</b>  | → Siding □ Vinyl □ Other siding |   |  |   |                  |            | <del></del>                   |   |  |
| OVER  | HEAD DOORS:                     |   | Quantity                                   | Width x   | Height           | Quantity   | Width x Height                |   |  |
|   | Ove                             | erhead doors:   |  | X   |                  |            | Х                             |   |  |
| In gable end? ☐ Yes ☐ No                                    |                                 |   | Quantity                                   | Width x   | Height           | Quantity   | Width x Height                | Ī |  |
| Overhead door <b>Headers LVL</b> :                          |                                 |   |  | 1 3/4" x  |                  |            | 1¾" x                         |   |  |
| 2X:   |                                 |   |  | 2" x  |                  |            | 2" x                          |   |  |
| DOOD  | OI WINDOWO                      |   |  |   |                  | 0 "        |                               |   |  |
| DOORS and WINDOWS:  Doors: □ swing out □ swing in □ sliding |                                 |   | Quantity                                   | l   | Height<br>6'-8"  | Quantity   | Width x Height  3'-0" x 6'-8" |   |  |
| Door Headers:   |                                 |   |  | 2" x  |                  |            | 2" x                          |   |  |
|   |                                 |   |  |   |                  |            |                               |   |  |
|   |                                 | Windows:  |  | I X   |                  |            | х                             |   |  |

## Floating Slab Foundation---Limited to 1,250 square feet and one story



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